

# TOWN OF FLORENCE PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Chairman Gary Pranzo  
Vice-Chair Lonnie Frost  
Commissioner Robert Smidt  
Commissioner Andrew Simmonds  
Commissioner Duane Proulx



Florence Town Hall  
775 N. Main Street  
Florence, AZ 85132  
(520) 868-7575  
[www.florenceaz.gov](http://www.florenceaz.gov)  
Meets 1<sup>st</sup> and 3<sup>rd</sup> Thursdays

**6:00 PM**

**Thursday January 3, 2019**

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Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Planning and Zoning Commission and to the general public that a Regular Meeting of the Florence Planning and Zoning Commission will be held on Thursday, January 3, 2019, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona.

## **1. CALL TO ORDER**

**2. ROLL CALL:** Chairman Pranzo\_\_\_\_, Vice-Chair Frost\_\_\_\_, Commissioner Smidt\_\_\_\_, Commissioner Simmonds\_\_\_\_, Commissioner Proulx\_\_\_\_\_.

## **3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meetings conducted on December 20, 2018.

## **5. NEW BUSINESS**

### **A. Design Review for the Florence Hospital Comprehensive Sign Plan (PZ-18-36-DR)**

**Presentation/Approval/Disapproval** – Request by Florence Hospital of a Comprehensive Sign Plan located south of the southeast corner of Hunt Highway and Franklin Road, 4545 North Hunt Highway. Motion to recommend approval/approval with conditions/disapproval of PZ-18-36-DR and to forward the Planning and Zoning Commission's recommendation to the Town Council for final action.

## **6. PRESENTATIONS BY COMMUNITY DEVELOPMENT**

### **A. FUTURE AGENDA ITEMS/INFORMATION ONLY**

Staff will inform the Commission of upcoming agenda items.

Planning and Zoning Commission  
Regular Meeting Agenda  
January 3, 2019  
Page 1 of 2

## **7. CALL TO THE PUBLIC/COMMISSION RESPONSE:**

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

## **8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

## **9. ADJOURNMENT**

**POSTED ON DECEMBER 28, 2018 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\* PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. \*\*\***

**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING ACTION MINUTES**

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE MEETING HELD ON THURSDAY, DECEMBER 20, 2018, AT 6:00 P.M., IN THE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

Chairman Pranzo called the meeting to order at 6:00 pm

**2. ROLL CALL:**

Chairman Pranzo	Present
Vice-Chair Frost	Present
Commissioner Smidt	Absent
Commissioner Simmonds	Present
Commissioner Proulx	Present

Council Liaison Hawkins was absent

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on November 15, 2018.**

On a motion by Chairman Pranzo, seconded by Commissioner Simmonds, and carried by a 4-0 vote to approve the November 15, 2018 Regular Meeting minutes.

**5. NEW BUSINESS**

No new items

**6. OLD BUSINESS**

- A. Staff presentation and Public Hearing to solicit input regarding Case PZ-18-34-TA, a proposed text amendment to the Town of Florence Development Code Definitions and Part 7: Parking; Loading and Unloading. Motion to direct staff to schedule a 2<sup>nd</sup> Public Hearing for Planning and Zoning Commission meeting of January 17, 2019 for possible recommendation to Town Council.

Chairman Pranzo opened a Public Hearing for the Development Code Definitions and Part 7: Parking; Loading and Unloading. Chairman Pranzo asked for Mr. Burkhardt to present the recommended changes for audiences watching online.

Mr. Burkhardt reviewed the text amendments in a PowerPoint. Mr. Burkhardt discussed the changes were due to a recent event where a church did not have adequate parking but met the minimum required parking spaces. He stated the amendments create flexibility in the existing parking requirements, update existing design review to reflect best practices, make maintenance responsibilities clear, and include new technology. Mr. Burkhardt mentioned that existing development is grandfathered in and does not need to conform to the new amendments.

Mr. Burkhardt discussed the addition of parking schedules in large lots and stated further changes will be made to landscaping requirements, paving requirements, parking access, and the minimum width of spaces. He said the text amendments reinforce language for access for fire and trash collection access into lots and encourage shared parking in commercial areas.

Mr. Burkhardt asked the Commission to continue the Public Hearing on January 17<sup>th</sup> to gather more input. On the same date, Planning and Zoning may make a recommendation to Town Council.

**On a motion by Vice-Chair Frost, seconded by Commissioner Simmonds, and carried by a 4-0 vote to continue the Public Hearing to the Planning and Zoning Commission meeting of January 17, 2019.**

- A. Staff presentation and Public Hearing to solicit input regarding Case PZ-18-33-TA, a proposed text amendment to the Town of Florence Development Code Definitions and Part 3: Sign Regulations. Motion to direct staff to schedule a 2<sup>nd</sup> Public Hearing for Planning and Zoning Commission meeting of January 17, 2019 for possible recommendation to Town Council.

Mr. Burkhardt mentioned Staff held a neighborhood meeting and received comments from residents, a Town Council member, and a member of the Chamber of Commerce. Mr. Burkhardt stated the amendments to the Sign Code draft include an update to the terms and definitions. He said the main reason for the change is to align the Town's sign code with the recent Reed vs Gilbert Supreme Court ruling. Signs will not be based on the content, but the time, place, and manner they are displayed. Mr. Burkhardt stated some other changes include increasing some sign heights and areas, allowing more flexibility to menu boards, and allowing one electronic sign per parcel, except in the historic district.

Mr. Harmer mentioned that the same motion to keep the public hearing open would apply for this item. Vice-Chair Frost thanked Staff for the format of the illustrations that give guidance on what is expected.

**On a motion by Commissioner Proulx, seconded by Vice-Chair Frost, and carried by a 4-0 vote to continue the Public Hearing to the Planning and Zoning Commission meeting of January 17, 2019.**

## **7. PRESENTATIONS**

### **A. FUTURE AGENDA ITEMS/INFORMATION ONLY**

Mr. Harmer stated the Commission will review a comprehensive sign package for Anthem Hospital next meeting. He explained Stewart medical submitted four new signs for and the Planned Unit Development (PUD) for Anthem allows for some allowances or changes. Chairman Pranzo asked if the Planned Unit Development was new. Mr. Harmer said the Planned Unit Development is not new and covers all of Anthem.

Chairman Pranzo asked if Staff had the Planned Unit Development in digital format. Mr. Harmer confirmed. Chairman Pranzo explained a Planned Unit Development is an agreement that developers use as a guideline for future projects and requested a copy for the new Commissioners. Staff agreed to supply a copy.

Vice-Chair Frost asked Staff to make a comparison of the new sign code to the requirements followed by the comprehensive sign package.

## **8. CALL TO THE PUBLIC/COMMISSION RESPONSE:**

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or act on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

## **9. CALL TO THE COMMISSION-CURRENT EVENTS ONLY**

Chairman Pranzo wished everyone a happy, safe holiday and looked forward to seeing everyone in the new year.

## **10. ADJOURMENT**

**On a motion of Commissioner Simmonds, seconded by Commissioner Proulx, and carried by a 4-0 vote to adjourn the meeting at 6:35 pm.**

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Gary Pranzo, Chairman

---

Date



## Community Development Department Planning and Zoning Commission Staff Report

January 3, 2019

**Project Name:** Florence Hospital Design Review  
Comprehensive Sign Package

**Prepared By:** Larry Harmer  
Community Development Director

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### **REQUEST:**

This is a request for approval of the following:

Design Review application for a proposed Comprehensive Sign Plan for the Florence Hospital located south of the Southeast Corner of Hunt Highway and Franklin Road at 4545 North Hunt Highway: APN 211-02-0340.

The total sign area requested for the monument sign, three on-site directional signs, and three wall signs is 357.1 square feet. The total sign area allowed per the Town of Florence Development Code is 232 sq. ft. The total deviation is an increase of 125.1 sq. ft. Following the procedure outlined for the review and approval of a Comprehensive Sign Package, the Planning Commission and Town Council may deviate from the height and area restrictions contained within the Code.

### **BACKGROUND:**

Florence Hospital at Anthem is submitting a Comprehensive Sign Plan to the Town of Florence for approval. Included in this plan is the signage on the hospital, directional sign/kiosk, a monument sign at the traffic signal entrance.

The Hospital plans to open its doors for business early in 2019 depending on construction, conditions of occupancy and a licensing inspection from Arizona Department of Health Services.

The following excerpts from the Town of Florence Development Code apply to this application:

### **150.099 PLANNED UNIT DEVELOPMENT.**

Signage within approved Planned Unit Developments (PUDs) may deviate from the requirements of this Development Code provided the PUD has an approved comprehensive sign package and all proposed signage within the PUD is in compliance with that comprehensive sign package.

### **150.106 COMMERCIAL DISTRICTS.**

Signs within commercial districts (B-1, NO, B-2, TRC, TRC/NO, PO and commercial PUDs) shall comply with the following applicable restrictions.

### **150.107 WALL SIGNAGE.**

- (A) Wall signage may or may not be illuminated.
- (B) Wall signs pertaining to any one business within a complex, on a separate parcel or lot, or on a freestanding PUD shall be permitted on the exterior walls of the space occupied by the business in accordance with the following guidelines:
  - (1) A wall sign may be permitted on any building elevation and shall have a maximum area not to exceed one square foot for each linear foot of the building wall upon which the sign is displayed.
  - (2) Under no circumstances may any business have an aggregate area for all wall signs exceeding 200 square feet, unless as otherwise approved with a comprehensive sign plan.

### **150.108 FREESTANDING MONUMENT SIGNAGE.**

- May or may not be illuminated.
- (A) One freestanding monument sign for identification purposes shall be permitted per business, except as otherwise allowed.
- (B) Any freestanding sign shall not exceed eight feet in height.
- (C) For a single tenant building, the sign shall not exceed 32 square feet in area (*the Anthem at Merrill Ranch PUD allows 48 sq. ft.*) and may include the name and/or logo of the business and shall include the address.

### **150.109 DIRECTIONAL SIGNS.**

The signs shall not exceed an area of six square feet or a height of three feet. These signs shall not be included in calculating the total aggregate area of signage allowed on a particular lot or for a particular business and may include a maximum of 25% of the sign area devoted to the display of a business logo or identification. They shall not be located within the sight triangle of any driveway. The use, number and location of the signs must be approved through the design review process and comply with all other code requirements.

### **150.116 TOTAL SIGNAGE.**

- (A) The total maximum aggregate signage, inclusive of wall, freestanding monument, window, awning, shingle, projecting or parapet signs, shall not exceed 232 square feet for a single-tenant development.

## 150.122 SUBMITTAL AND PERMIT REQUIREMENTS.

(8) A PUD must submit a comprehensive sign package and may, through the comprehensive sign package, request deviations from the sign regulations only if the deviations are reviewed and recommended by Planning and Zoning Commission and approved by the Town Council.

### SIGN PACKAGE PROPOSAL:

#### Monument Entry Sign



Requested is a 5' 9" tall, 54.2 sq. ft. free-standing sign at the Hunt Highway entrance to the hospital site. The maximum allowed per the Development Code and the Anthem at Merrill Ranch PUD is 8' tall and 48 sq. ft. This new monument sign will be placed south of the entry drive. The existing monument sign north of the entry no longer sits on hospital property as a result of the subdividing on a larger parcel that existed when the hospital was originally constructed. The new monument sign location must be on the hospital property unless a Right-of-Way permit is acquired through the Town Engineer.

Florence Hospital at Anthem Design Review Signage  
PZ-18-36-DR

The new sign will consist of an aluminum cabinet with blue, red and white lettering and background. Alterations to the existing landscaping will likely result from the monument sign placement.

### Emergency Directional Sign (Monument #2):



Requested is 4' 2" tall, 26.8 sq. ft. free-standing sign to be located on-site to identify the Emergency receiving area for emergency vehicles and the public. The maximum allowed per the Development Code is 3' tall and 6 sq. ft. The additional height and area are requested to allow for quick identification in an emergency situation.

### General Directional Signs (2 total)



Requested are two on-site directional signs, each measuring 4' tall, 14.7 sq. ft. in area. The maximum allowed per the Development Code is 3' tall and 6 sq. ft. The additional height and area are requested for ease of navigating the site.

**Wall Signs (3 total):**

Wall signs have pan channel letters and/or logo and will have L.E.D. lighting and will be illuminated on exterior facia of the building. The colors will match those used on the free-standing signs.

**#1**



This sign measures 68.5 sq. ft. in area and is a total of 3.5' in height.

#2



This sign measures 150 sq. ft. in area and is a total of 5' in height.

#3





This sign measures 28.2 sq. ft. in area and is a total of 2.2' in height.

The total sign area requested for the wall signs is 246.7 sq. ft. The maximum wall sign area allowed for a single tenant site per the Development Code is 200 sq. ft.

### **Total Signage Requested:**

<u>Sign Type</u>	<u>Requested Height/Area</u>	<u>Allowable Height/Area</u>
Monument	5' 9"/54.2 sq. ft.	8' 0"/48 sq. ft. (AMR PUD)
Emergency Directional	4' 2"/26.8 sq. ft.	3' 0"/6 sq. ft.
General Directional (2)	4' 0"/14.7 sq. ft. (each)	3' 0"/6 sq. ft.
Wall Sign		
#1	68.5 sq. ft.	
#2	150 sq. ft.	
#3	28.2 sq. ft.	
Total Wall Signs	246 sq. ft.	200 sq. ft. allowable

The total sign area requested for the monument sign, the three on-site directional signs and the three wall-mounted signs is 357.1 sq. ft. The combined total of the individual 'allowable' signs area (including the Anthem at Merrill Ranch monument sign increase) is 266 sq. ft.; however, the total sign area allowed per the Town of Florence Development Code is limited to 232 sq. ft., thus creating a conflict within the Development Code, itself. Therefore, the total deviation requested is 125.1 sq. ft. greater than the current allowable sign area and up to 1' 2" for the height of the three Directional Signs.

## **ANALYSIS:**

The function of a hospital is unique when compared to other 'commercial' or 'office' land uses. Unlike its commercial and office counterparts, a hospital focuses on emergency and high stress situations. Whether its an emergency vehicle accessing the facility or someone visiting an ill or incapacitated family member or friend, the ability to easily recognize traffic routes and access points of the facility is paramount. The increase in easily readable sign area and height will assist in lessening the stress placed upon the user. In addition, these deviations from the current Development Code standards will allow for clearer understanding of the hierarchy of uses and situations related to navigating the site.

The development of a hospital within a community is uncommon for a small town, staff does not believe that adding a specific sign section or exemptions to the sign code is necessary so long as the Comprehensive Sign Package process remains intact within the Development Code. This will allow for a case-by-case evaluation of unique proposals as the Town continues to grow and develop.

## **PUBLIC PARTICIPATION:**

Under Arizona Revised Statutes, Title 9, Section-462.04 and per the Town of Florence Development Code, a public hearing is not required for a Design Review application.

## **STAFF RECOMMENDATION:**

Staff finds that the request is in compliance with Town Codes and the deviations permitted through the Comprehensive Sign Package Design Review process. Therefore, staff recommends approval of the Design Review for **PZ-18-36-DR**, subject to the following conditions:

1. Construction of the monument sign and all other signage for the site shall conform to the exhibits presented to the Planning and Zoning Commission on January 3, 2019 and the Town Council on January 22, 2019 as may be amended by the conditions of approval. The final monument sign location must be approved by the Town Engineer.
2. Project to comply with Anthem at Merrill Ranch PUD and applicable Town Codes, including all applicable planning, building, fire and engineering requirements.
3. All monument signage will be located outside the sight visibility triangle.
4. Any expansion of any exterior signage shall be subject to Design Review approval. All new signage will be addressed in an amended Comprehensive Sign Plan that will be submitted for Planning and Zoning Commission review and

approval prior to any new sign permits requests for the project.

5. Design Review approval shall expire one year from the Town Council approval unless project is under permit and construction commences prior to such time.
6. Any additional conditions deemed necessary.

Attachment:

- Sign Package Submittal



# MONUMENT 2: MAIN ENTRANCE

SCALE: 1/2" = 1' - 0"

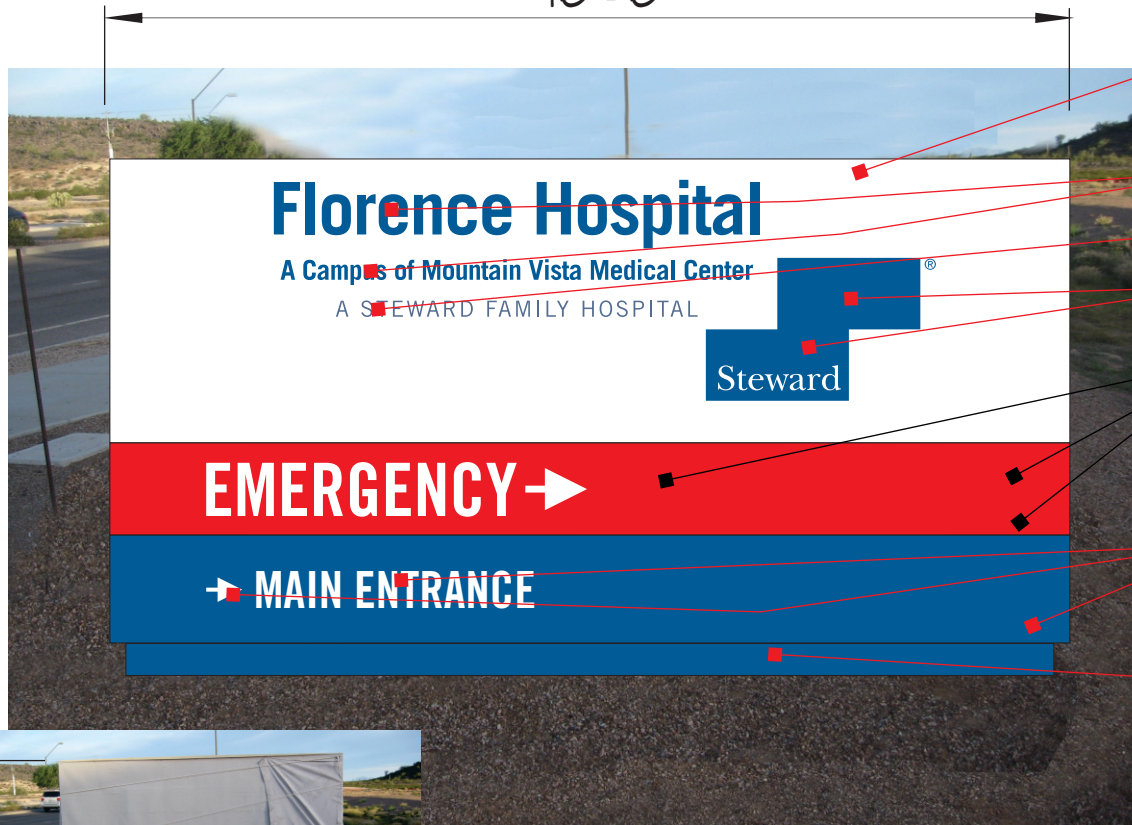
NORTH VIEW

10' - 0"

END  
VIEW

5' - 5"

4"



MANUFACTURE: ONE (1) 5' X 10' X 18"  
DOUBLE-FACED ILLUMINATED  
MONUMENT SIGN

CABINET: ALUMINUM, 1-1/2" RETAINERS,  
PAINT WHITE, ACRYLIC WHITE FACE,  
FLORESCENT TUBING OR L.E.D.'S  
FOR ILLUMINATION

COPY: VINYL MATCH PMS 653 BLUE

COPY VINYL MATCH PMS 653 BLUE

LOGO: VINYL MATCH PMS 653 BLUE,  
CUT-OUT TO SHOW WHITE ACRYLIC COPY

COPY: PAINT BACKGROUND RED, WITH  
ROUT-OUT 6.15" COPY, 5.25" ARROW,  
WHITE ACRYLIC BACKING, PAINT  
ENDS TO MATCH RED VINYL

BOTTOM STRIP: PAINT 4.15" COPY,  
3" ARROW, WHITE ACRYLIC BACKING  
PAINT ENDS TO MATCH  
PMS 653 BLUE

4" REVEAL: PAINT TO MATCH  
PMS 653 BLUE

ALL BLUES MUST MATCH ON SIGN,  
COPY ON TOP BLUE STRIP ON BOTTOM



EXISTING  
MONUMENT  
SCALE: NONE

PROJECT ITEM NAME:

MONU-1

REVISION#:

11-26-2018

12-03-2018R2

1

2

3

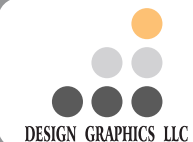
4

SCALE: 1/2" = 1' - 0"

SCALE:

SCALE:

PAGE: 1 OF 9



PHONE: 602.810.1546

ADDRESS: 24654 N. Lake Pleasant Pkwy.,  
Suite 103 / 564  
Peoria, AZ 85383

EMAIL: designgraphics@cox.net

PROJECT: FLORENCE HOSPITAL

PROJECT ADDRESS:  
4545 HUNT HWY, FLORENCE, AZ 85132

SALESMAN:  
SKIP BERG  
PHONE: 602.810.1546

DESIGNER: C SHORT  
DATE: 11-23-2018

SIGN TYPE:  
MONUMENT  
SIZE: 5.0' X 10.0'

PROJECT NAME:  
MAIN ENTRANCE  
MONUMENT  
SIGNAGE

PROJECT ITEM NO.:  
SMGFL - MONU

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# MONUMENT 2: MAIN ENTRANCE

SCALE: 1/2" = 1' - 0"

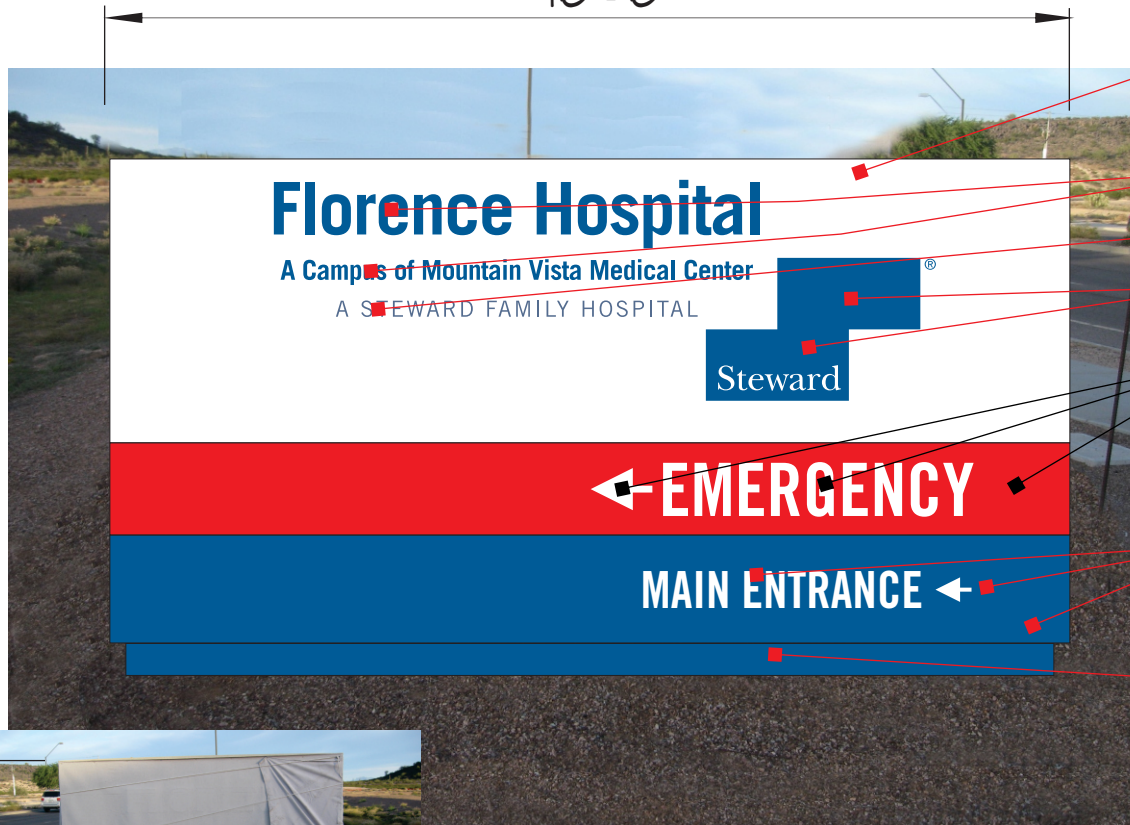
SOUTH VIEW

10' - 0"

END  
VIEW

5' - 5"

4"



MANUFACTURE: ONE (1) 5' X 10' X 18"  
DOUBLE-FACED ILLUMINATED  
MONUMENT SIGN

CABINET: ALUMINUM, 1-1/2" RETAINERS,  
PAINT WHITE, ACRYLIC WHITE FACE,  
FLORESCENT TUBING OR L.E.D.'S  
FOR ILLUMINATION

COPY: VINYL MATCH PMS 653 BLUE

COPY VINYL MATCH PMS 653 BLUE

LOGO: VINYL MATCH PMS 653 BLUE,  
CUT-OUT TO SHOW WHITE ACRYLIC COPY

COPY: PAINT BACKGROUND RED, WITH  
ROUT-OUT 6.15" COPY, 5.25" ARROW,  
WHITE ACRYLIC BACKING, PAINT  
ENDS TO MATCH RED VINYL

BOTTOM STRIP: PAINT 4.15" COPY,  
3" ARROW, WHITE ACRYLIC BACKING  
PAINT ENDS TO MATCH  
PMS 653 BLUE

4" REVEAL: PAINT TO MATCH  
PMS 653 BLUE

ALL BLUES MUST MATCH ON SIGN,  
COPY ON TOP BLUE STRIP ON BOTTOM



EXISTING  
MONUMENT  
SCALE: NONE

1' - 4" EXISTING

PROJECT ITEM NAME:

MONU-1

REVISION#:

12-03-2018R2

SCALE: 1/2" = 1' - 0"

SCALE:

SCALE:

PAGE:

2 OF 9



PHONE: 602.810.1546

ADDRESS: 24654 N. Lake Pleasant Pkwy.,  
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PROJECT: FLORENCE HOSPITAL

PROJECT ADDRESS:  
4545 HUNT HWY, FLORENCE, AZ 85132

SALESMAN:  
SKIP BERG  
PHONE:  
602.810.1546

DESIGNER: C SHORT  
DATE: 11-23-2018

SIGN TYPE:  
MONUMENT  
SIZE:  
5.0' X 10.0'

PROJECT NAME:  
MAIN ENTRANCE  
MONUMENT  
SIGNAGE

PROJECT ITEM NO.:  
SMGFL - MONU

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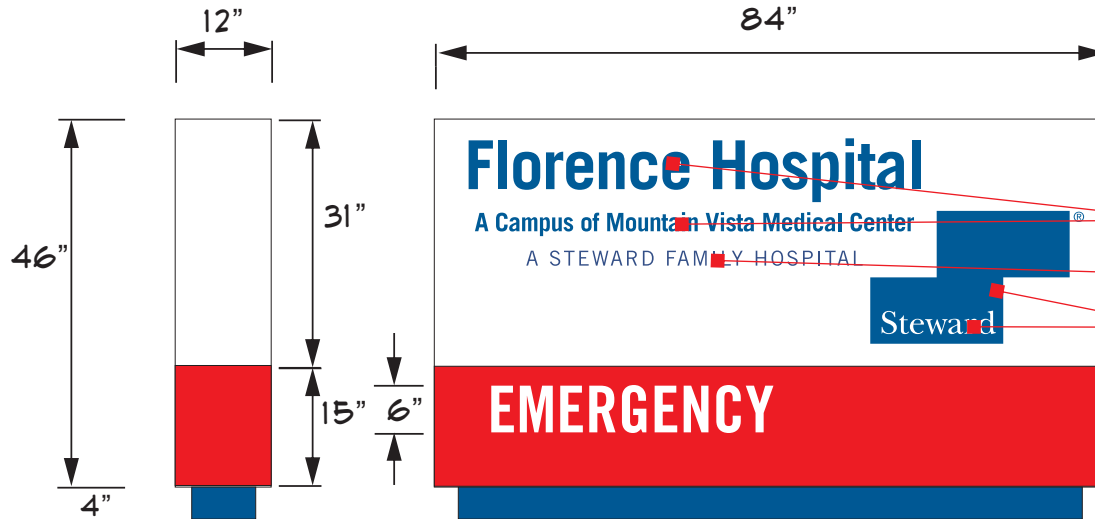


# MONUMENT 2: EMERGENCY

SCALE: 1/2" = 1' - 0"

END VIEW

FRONT VIEW



MANUFACTURE: ONE (1) 50" X 7' X 12"  
SINGLE-FACED ILLUMINATED MONUMENT SIGN

CABINET: ALUMINUM, 1-1/2" RETAINERS, WHITE ACRYLIC FACE ON FRONT ALUMINUM ON BACK

COPY: PMS 653 BLUE VINYL OVERLAY

COPY: PMS 653 BLUE VINYL OVERLAY

LOGO: PMS 653 BLUE VINYL OVERLAY, NAME WHITE COPY

BOTTOM OF CABINET: PAINT FACE AND SIDE ENDS RED, 6" COPY, ROUT-OUT, BACK WITH WHITE ACRYLIC

BOTTOM REVEAL: 4" X 10" X 12"  
ALUMINUM, PAINT MATCH  
PMS 653 BLUE

ILLUMINATION: WHITE L.E.D.'S



EXISTING  
EMERGENCY  
ENTRANCE:  
SCALE: NONE

PROJECT ITEM NAME: **MONU-2**



PHONE: 602.810.1546

ADDRESS: 24654 N. Lake Pleasant Pkwy.,  
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Peoria, AZ 85383

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PROJECT: FLORENCE HOSPITAL

PROJECT ADDRESS:  
4545 HUNT HWY, FLORENCE, AZ 85132

SALESMAN:  
SKIP BERG  
PHONE: 602.810.1546

DESIGNER: C SHORT  
DATE: 11-21-2018

SIGN TYPE:  
MONUMENT  
SIZE: 5.5' X 10' X 12"

PROJECT NAME:  
"EMERGENCY"  
MONUMENT  
SIGN

PROJECT ITEM NO.:  
SMGFL - MONU

REVISION#:  
△ 11-26-2018R1  
△ 11-27-2018R2  
△ 12-03-2018R3  
△  
△

SCALE: 1/2" = 1' - 0"  
SCALE: 1/8" = 1' - 0"  
SCALE:

PAGE: **3** OF **9**

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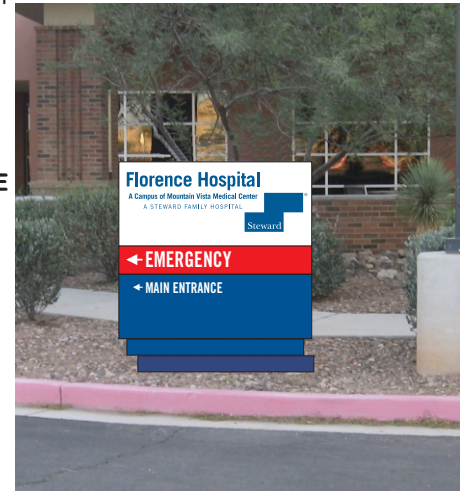
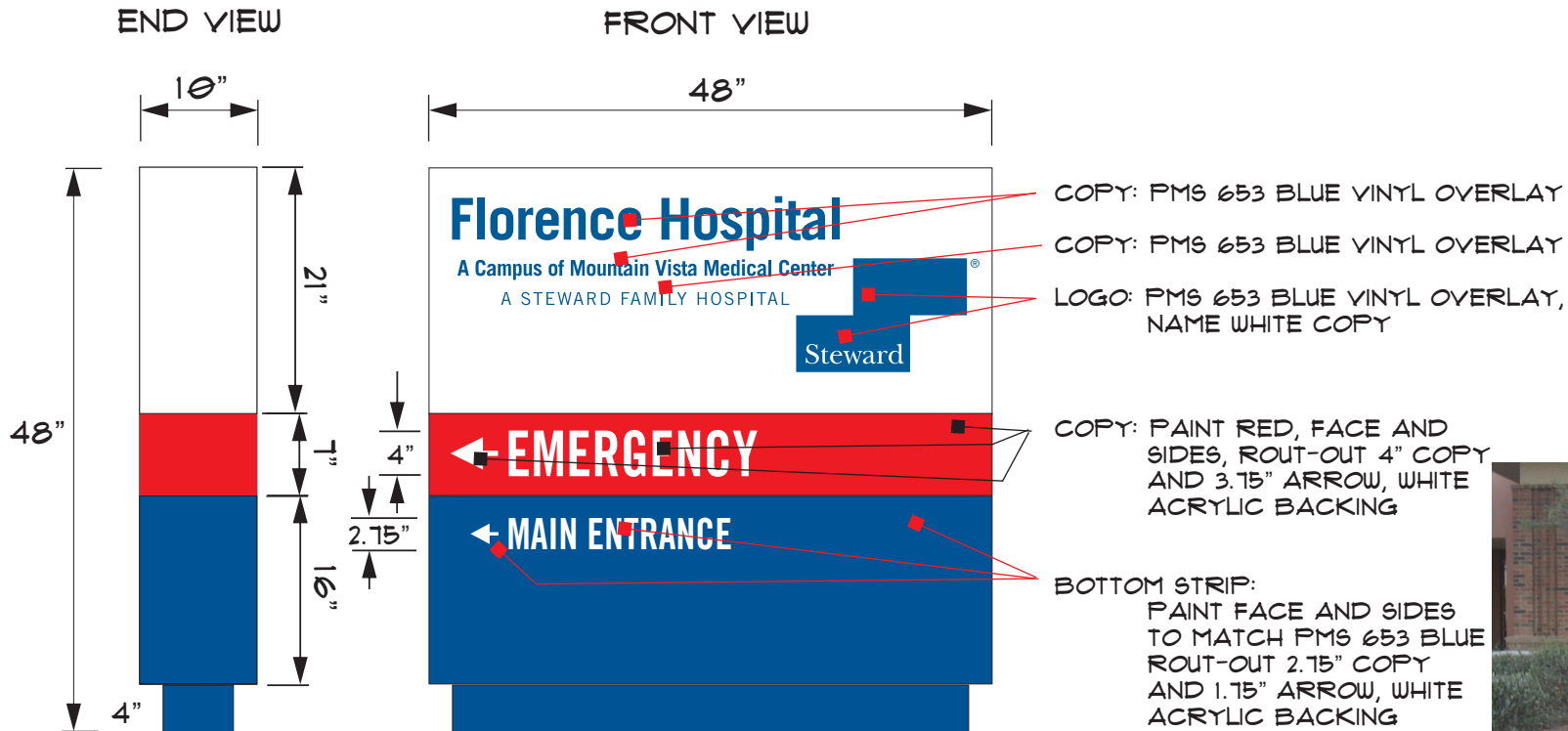


# DIRECTIONAL 1: ENTRANCE WAYFINDING DIRECTIONAL

SCALE: 3/4" = 1' - 0"

## SIGN 1

EXISTING  
DIRECTIONAL:  
SCALE: NONE



**MANUFACTURE:** ONE (1) 4' X 4' X 10"  
**SINGLE-FACED ILLUMINATED WAYFINDING DIRECTIONAL SIGN**

**CABINET:** ALUMINUM, 1-1/2" RETAINERS, PAINT WHITE, ACRYLIC FACE,  
WHITE L.E.D. ILLUMINATION

**BOTTOM REVEAL:** 4" X 44" X 6" ALUMINUM, PAINT MATCH PMS 653 BLUE

SCALE: 1/4" = 1' - 0"

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	<p><b>SALESMAN: SKIP BERG</b></p> <p>PHONE: 602.810.1546</p>	<p><b>DESIGNER: C SHORT</b></p> <p>DATE: 11-21-2018</p>	<p><b>SIGN TYPE: DIRECTIONAL</b></p> <p>SIZE: 48" X 48"</p>			
				<p>PAGE: <b>4</b> OF <b>9</b></p>		

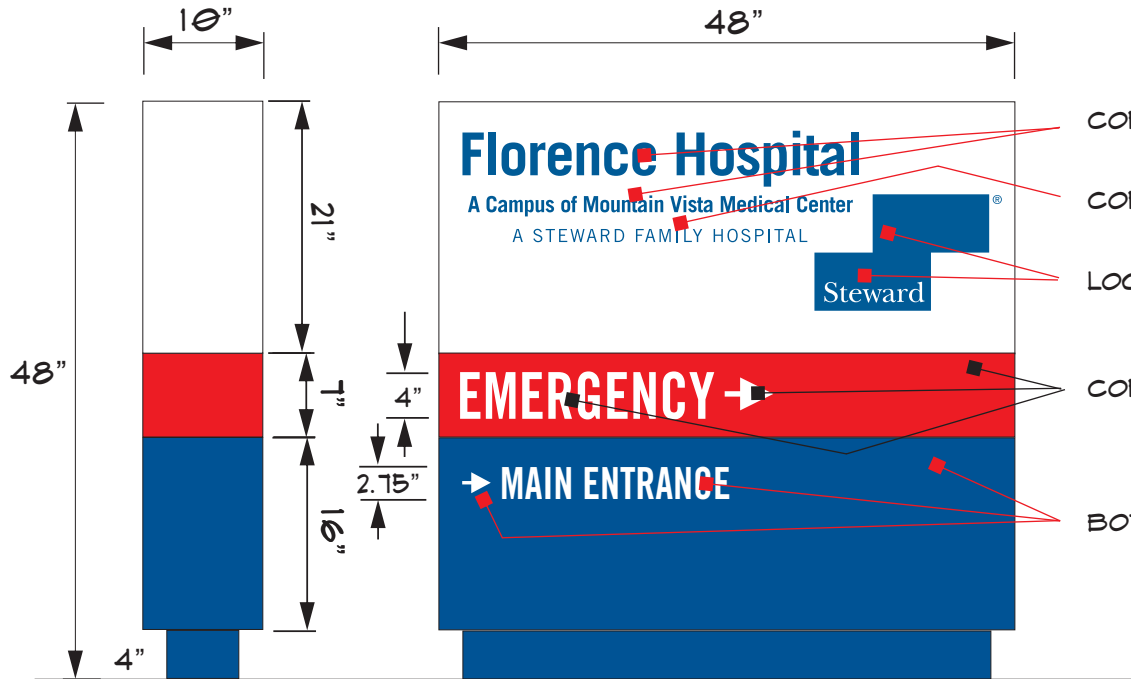


# DIRECTIONAL 2: ENTRANCE WAYFINDING DIRECTIONAL

SCALE: 3/4" = 1' - 0"

DIR-2 END VIEW

DIR-2 FRONT VIEW



COPY: PMS 653 BLUE VINYL OVERLAY

COPY: PMS 653 BLUE VINYL OVERLAY

LOGO: PMS 653 BLUE VINYL OVERLAY, NAME WHITE COPY

COPY: PAINT RED, FACE AND SIDES, ROUT-OUT 4" COPY AND 2.75" ARROW, WHITE ACRYLIC BACKING

BOTTOM STRIP: PAINT FACE AND SIDES TO MATCH PMS 653 BLUE ROUT-OUT 2.75" COPY AND 1.75" ARROW, WHITE ACRYLIC BACKING

## SIGN 2 - FRONT

SCALE: 3/16" = 1' - 0"



EXISTING DOUBLE-SIDED DIRECTIONAL SCALE: NONE

MANUFACTURE: ONE (1) 4' X 4' X 10"  
DOUBLE-FACED ILLUMINATED WAYFINDING DIRECTIONAL SIGN

CABINET: ALUMINUM, 1-1/2" RETAINERS, PAINT WHITE, ACRYLIC FACE, WHITE L.E.D. ILLUMINATION

BOTTOM REVEAL: 4" X 44" X 6" ALUMINUM, PAINT MATCH PMS 653 BLUE

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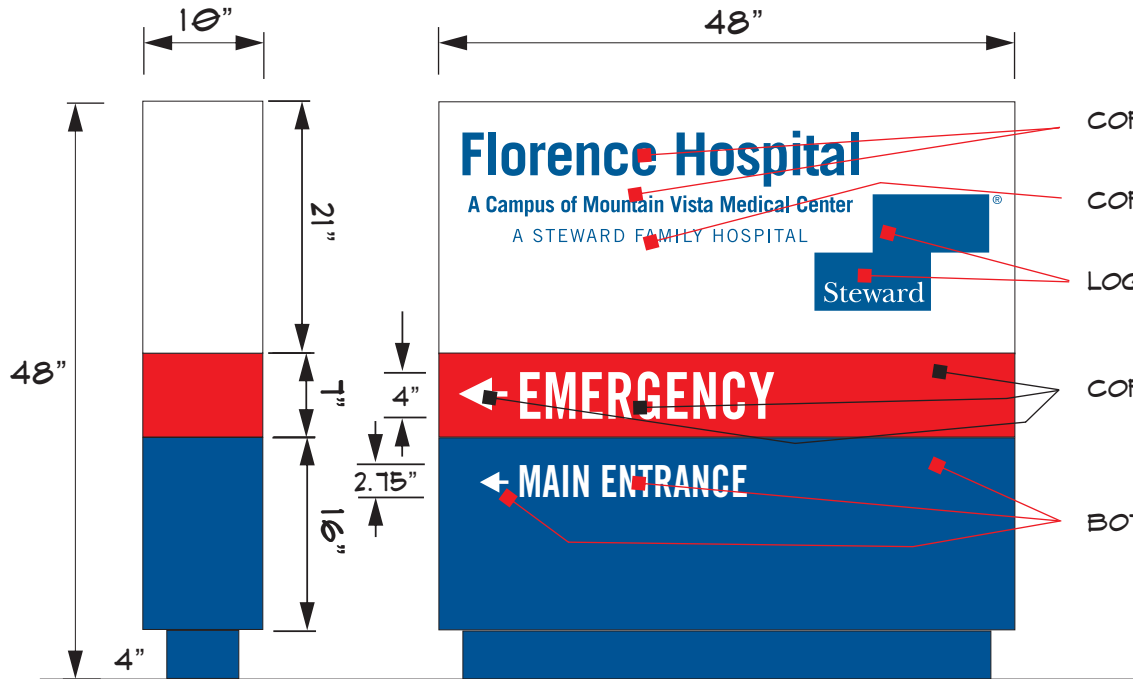


# DIRECTIONAL 2: ENTRANCE WAYFINDING DIRECTIONAL

SCALE: 3/4" = 1' - 0"

DIR-2 END VIEW

DIR-2 FRONT VIEW



## SIGN 2 - BACK

SCALE: 3/16" = 1' - 0"



EXISTING DOUBLE-SIDED  
DIRECTIONAL  
SCALE: NONE

MANUFACTURE: ONE (1) 4' X 4' X 10"  
DOUBLE-FACED ILLUMINATED WAYFINDING DIRECTIONAL SIGN

CABINET: ALUMINUM, 1-1/2" RETAINERS, PAINT WHITE, ACRYLIC FACE,  
WHITE L.E.D. ILLUMINATION

BOTTOM REVEAL: 4" X 44" X 6" ALUMINUM, PAINT MATCH PMS 653 BLUE

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# WALL 2: MAIN HOSPITAL SIGNAGE

SCALE: 1/4" = 1' - 0"



SCALE: 1/16" = 1' - 0"



MANUFACTURE: ONE (1) SET ILLUMINATED PAN CHANNEL LETTERS AND LOGO PAN CHANNEL CABINET

30" LETTERS: .063 ALUMINUM, WHITE ACRYLIC FACES, VINYL OVERLAYS TO MATCH PMS 653 BLUE, 3" TO 5" RETURNS, PAINT TO MATCH PMS 653 BLUE, WHITE L.E.D. ILLUMINATION

13" LETTERS: .063 ALUMINUM, WHITE ACRYLIC FACES, VINYL OVERLAYS TO MATCH PMS 653 BLUE, 3" TO 5" RETURNS, PAINT TO MATCH PMS 653 BLUE

60" LOGO: .063 ALUMINUM, WHITE ACRYLIC FACES, VINYL OVERLAYS TO MATCH PMS 653 BLUE, 3" TO 5" RETURNS, PAINT TO MATCH PMS 653 BLUE

INSTALLATION ON EXTERIOR FASCIA

EXISTING  
FASCIA:  
SCALE: NONE

PROJECT ITEM NAME:

**WAL-2**



**PHONE: 602.810.1546**

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Suite 103 / 564  
Peoria, AZ 85383

EMAIL: designgraphics@cox.net

PROJECT: FLORENCE HOSPITAL

PROJECT ADDRESS:  
4545 HUNT HWY, FLORENCE, AZ 85132

SALESMAN:  
PHONE: SKIP BERG  
602.810.1546

DESIGNER: C SHORT  
DATE: 11-21-2018

SIGN TYPE:  
WALL  
SIZE: 3'-4" X 15'-0"

PROJECT NAME:

"MAIN"  
ENTRANCE  
SIGNAGE

PROJECT ITEM NO.:

**SMGFL - WAL**

REVISION:

△ 11-26-2018

△ 12-05-2018R2

△

△

△

SCALE: 1/4" = 1' - 0"

SCALE: 1/16" = 1' - 0"

SCALE:

PAGE: **7** OF **9**

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# WALL 2: MAIN ENTRANCE

SCALE: 3/8" = 1' - 0"



MANUFACTURE: ONE (1) SET PAN CHANNEL LETTERS, ILLUMINATED ON FASCIA



21" LETTERS: .063 ALUMINUM, WHITE ACRYLIC FACES, VINYL OVERLAYS TO MATCH PMS 653 BLUE, 3" TO 5" RETURNS, PAINT TO MATCH PMS 653 BLUE, WHITE L.E.D. ILLUMINATION

8.5" LETTERS: .063 ALUMINUM, WHITE ACRYLIC FACES, VINYL OVERLAYS TO MATCH PMS 653 BLUE, 3" TO 5" RETURNS, PAINT TO MATCH PMS 653 BLUE

42" LOGO: .063 ALUMINUM, WHITE ACRYLIC FACES, VINYL OVERLAYS TO MATCH PMS 653 BLUE, 3" TO 5" RETURNS, PAINT TO MATCH PMS 653 BLUE



INSTALLATION ON EXTERIOR FASCIA

EXISTING  
FASCIA:  
SCALE: NONE

PROJECT ITEM NAME: **WAL-2**



PHONE: 602.810.1546

ADDRESS: 24654 N. Lake Pleasant Pkwy.,  
Suite 103 / 564  
Peoria, AZ 85383

EMAIL: designgraphics@cox.net

PROJECT: FLORENCE HOSPITAL

PROJECT ADDRESS:  
4545 HUNT HWY, FLORENCE, AZ 85132

SALESMAN:  
SKIP BERG  
PHONE: 602.810.1546

DESIGNER: C SHORT  
DATE: 11-26-2018

SIGN TYPE:  
WALL  
SIZE:  
3'-9" X 9'-6"

PROJECT NAME:  
"MAIN"  
ENTRANCE  
SIGNAGE

PROJECT ITEM NO.:  
SMGFL - WAL

REVISION:  
12-03-2018R1  
12-05-2018R2

SCALE: 3/8" = 1' - 0"  
SCALE: 3/32" = 1' - 0"  
SCALE:

PAGE: 8 OF 9

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# WALL SIGN: AMBULANCE



SCALE: 1/8" = 1' - 0"

MANUFACTURE: ONE (1) SET OF 26" PAN CHANNEL LETTERS  
ILLUMINATED ON FASCIA

LETTERS: .063 ALUMINUM, WHITE ACRYLIC FACES,  
RED VINYL OVERLAYS OR RED ACRYLIC FACES  
5" RETAINERS, PAINT TO MATCH RED VINYL

ILLUMINATION: WHITE L.E.D. ILLUMINATION

INSTALLATION: INSTALL ON EXTERIOR WALL



EXISTING  
FASCIA:  
SCALE: NONE

PROJECT ITEM NAME: **WAL-1**

REVISION:

△ 11-26-2018R1

△ 12-03-2018R2

△

△

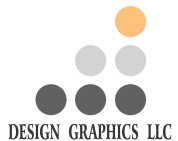
△

SCALE: 3/4" = 1' - 0"

SCALE: 1/8" = 1' - 0"

SCALE:

PAGE: **9** OF **9**



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EMAIL: designgraphics@cox.net

PROJECT: FLORENCE HOSPITAL

PROJECT ADDRESS:  
4545 HUNT HWY, FLORENCE, AZ 85132

SALESMAN:  
**SKIP BERG**  
PHONE:  
**602.810.1546**

DESIGNER: **C SHORT**  
DATE:  
**11-21-2018**

SIGN TYPE:  
**WALL**  
SIZE:  
**12" X 24'-0"**

PROJECT NAME:

"AMBULANCE"  
WALL SIGN

PROJECT ITEM NO.:

**SMGFL - WAL**

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